

12 Bluestem Road, Ipswich, Suffolk , IP3 9RR



To Let
Large Detached
Warehouse/Industrial Unit
43,800 Sq Ft (4,069.1 Sq M)

-  2.077 Acre Site(0.84 Hectares)
-  Highly Prominent Location
-  Excellent Loading And Parking
-  Immediate Proximity to the A14
-  5.5m(18'6") to Eaves
-  Suit Various uses STP.

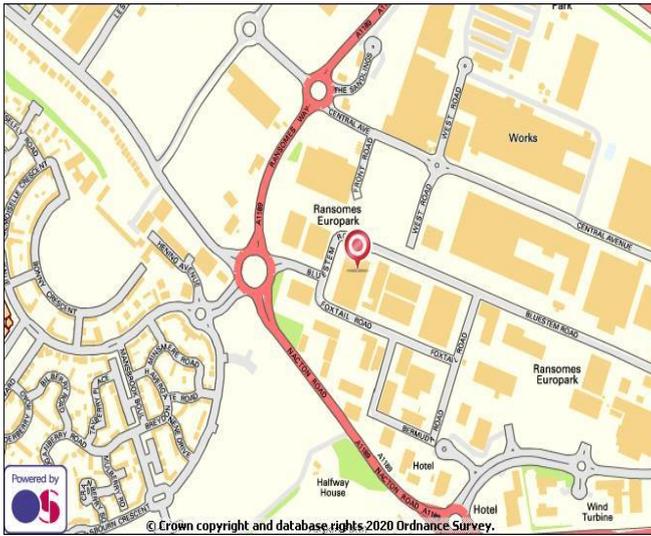


PROPERTY DETAILS

Location

Ipswich is the County town of Suffolk and provides excellent communication links to Felixstowe and the Midlands via the A14, via the A12 to the M25 (J28), the Port of Harwich and Stansted airport via the A120.

Ransomes Europark, the towns leading industrial estate, is located immediately adjacent to the A14 southern ring road. The estate contains a wide range of national and regional businesses including Royal Mail, Debach Enterprises, Haven Power, David Lloyd, GMA Warehousing, KDM and John Grose.



Description

The property comprises a large detached warehouse/ industrial unit standing on a self-contained site. The building is of steel portal frame construction incorporating brick / blockwork and profiled steel cladding beneath a pitched lined roof, incorporating translucent roof panels.

It benefits from offices, 5.5m eaves height, sealed concrete floor, sodium lighting, gas fired central heating, ladies/gents WC's and staff facilities and loading doors to the front and side elevation.

Accommodation

We calculate that the property benefits from the following Gross Internal Floor areas (GIA):

Warehouse / Industrial - 42,300 sq ft

WCs / staff area - 1,500 sq ft

Gross Internal Area- 43,800 sq ft (4,069.1 sq m)

The property occupies a self-contained site of 2.077 Acres (0.84 Hectares)

Terms

A new Full Repairing and Insuring lease for a term of years to be agreed incorporating periodic upward rent reviews.

Asking Rent

£265,000 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

The property benefits from a Class B8 (Warehousing) but is considered suitable for a range of industrial, commercial or leisure uses, subject to planning. Interested parties should contact Ipswich Borough Council on 01473 432000.

Business Rates

The property appears in the Valuation List with a Rateable Value of £194,000.

Energy Performance Certificate

The property has an EPC rating of E110. A copy is available upon request.

For viewings and further details please contact



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